

82½ to 84 University Avenue (Rowhouse)  
Newark  
Essex County  
New Jersey

HABS No. NJ-981

HABS  
NJ,  
T-NEARK,  
38-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
MID-ATLANTIC REGION, NATIONAL PARK SERVICE  
DEPARTMENT OF THE INTERIOR  
PHILADELPHIA, PENNSYLVANIA 19106

# HISTORIC AMERICAN BUILDINGS SURVEY

82½ to 84 UNIVERSITY AVENUE (Rowhouse)

HABS No. NJ-981

HABS  
NJ,  
7-NEAR  
38-

Location: UTM Coordinates 18.570/260.4510/480  
Newark, Essex County, New Jersey

Significance: This site represents a typical rowhouse in the James Street Commons Historic District, placed on the State Register of Historic Places February 10, 1977 and on the National Register of Historic Places January 9, 1978, and as such, is a contributing site to the Historic District.

Description: Stylistically, the rowhouse is a vernacular eclectic design, with elements of informal vernacular Italianate (heavy bracketed cornice, wooden bay windows, two stories high) and Richardson Romanesque Revival (arched entrance, contrasting stone trim, simulated balustrade over entrance doorway). The bay windows, with articulated crown moldings and a dentil course, are somewhat typical for the District and for the period. An interesting and somewhat unusual feature is the very heavy roof cornice, with shaped brackets (typical); however, the enlarged end brackets terminate a form of abbreviated Mansard roof, which overall form is not common for the District, or generally.

The house is two-stories, brick, 28' wide by 48'-4" deep, and is a duplex with separate two-story apartments on each side. The structure is in poor condition, from fire and weather damage. The interiors were inaccessible because all exterior openings are sealed.

History: The earliest structures at this location were 1½-story frame residences, probably built during the 1830's, during Newark's rapid expansion as an industrial city. By 1873, a row of wooden buildings extended from 76 to 86 Plane Street (now University Avenue). The present brick duplex replaced the wooden structure between 1873 and 1889, probably after 1875 and before 1880. These dates are based upon the map references for the periods.

The area around the subject site was farmland in 1806, with no adjacent streets. By 1836, all nearby streets had been laid out. The 1836 map shows two separate structures close to each other in the approximate location of the study site. The earliest documented resident on the site was Asaph Gates, a furniture maker, who worked at 84 Plane Street and lived next door at 86. His wife, Catherine, owned the building until 1875, after which the frame residence was replaced by the present brick double house. By 1880 the two street addresses were in use, indicating the duplex was built between 1875 and 1880. In 1880, Robert H. Thompson, a house painter, and his family lived at 82½ Plane Street and Robert Boothwell and his wife lived at 84. The property was subdivided, between 1901 and 1908, into Lot 40 (84 Plane Street) and lot 67 (82½). James Street was renamed University Avenue before 1977. Rutgers University acquired the properties on January 9, 1987.

Source: See attached lists of maps and references.

Historian: Susan Kardas and Edward Larrabee, Historic Sites Research, Princeton, New Jersey  
Albin H. Rothe, A.I.A., The Rothe Partnership, Ramsey, New Jersey

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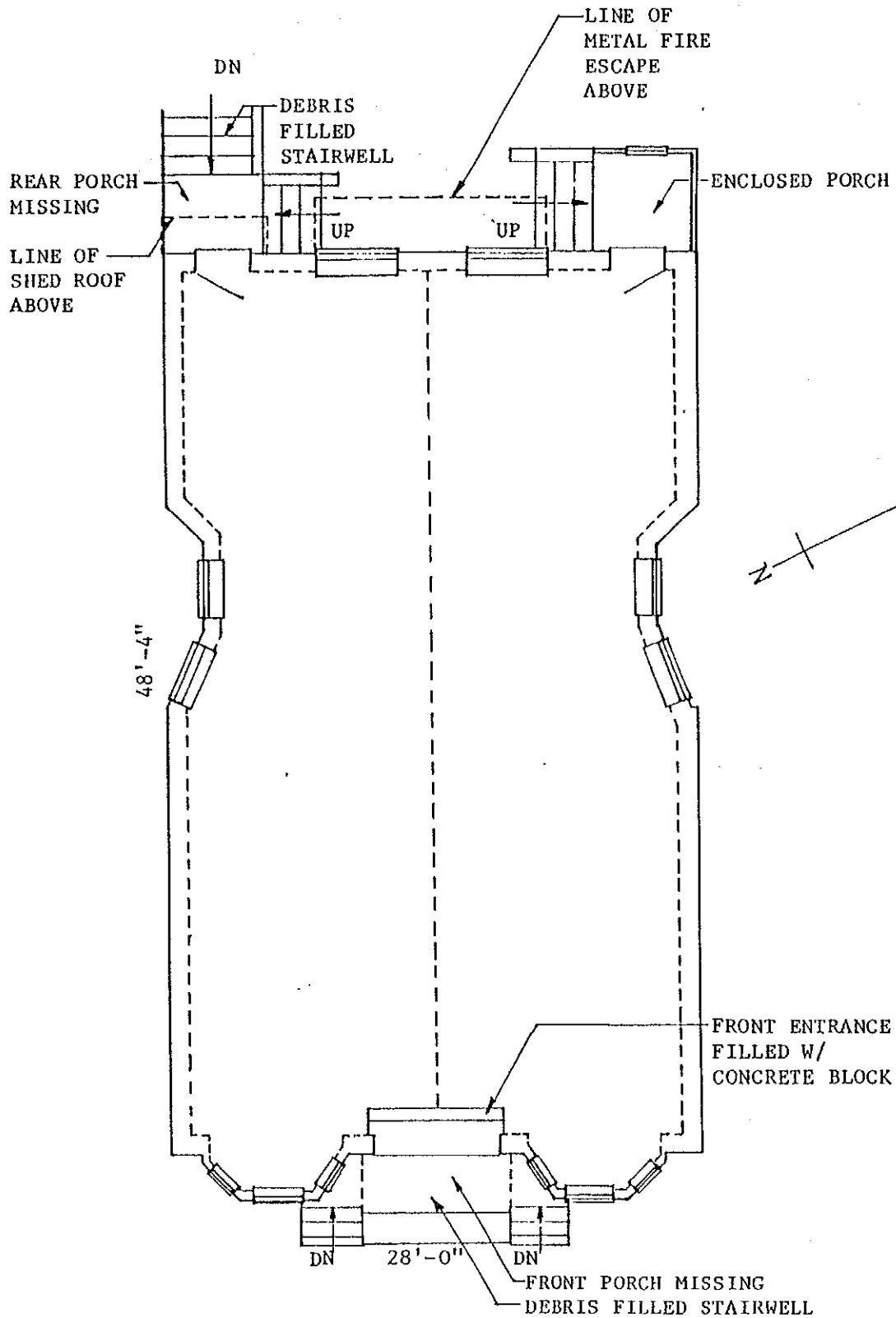
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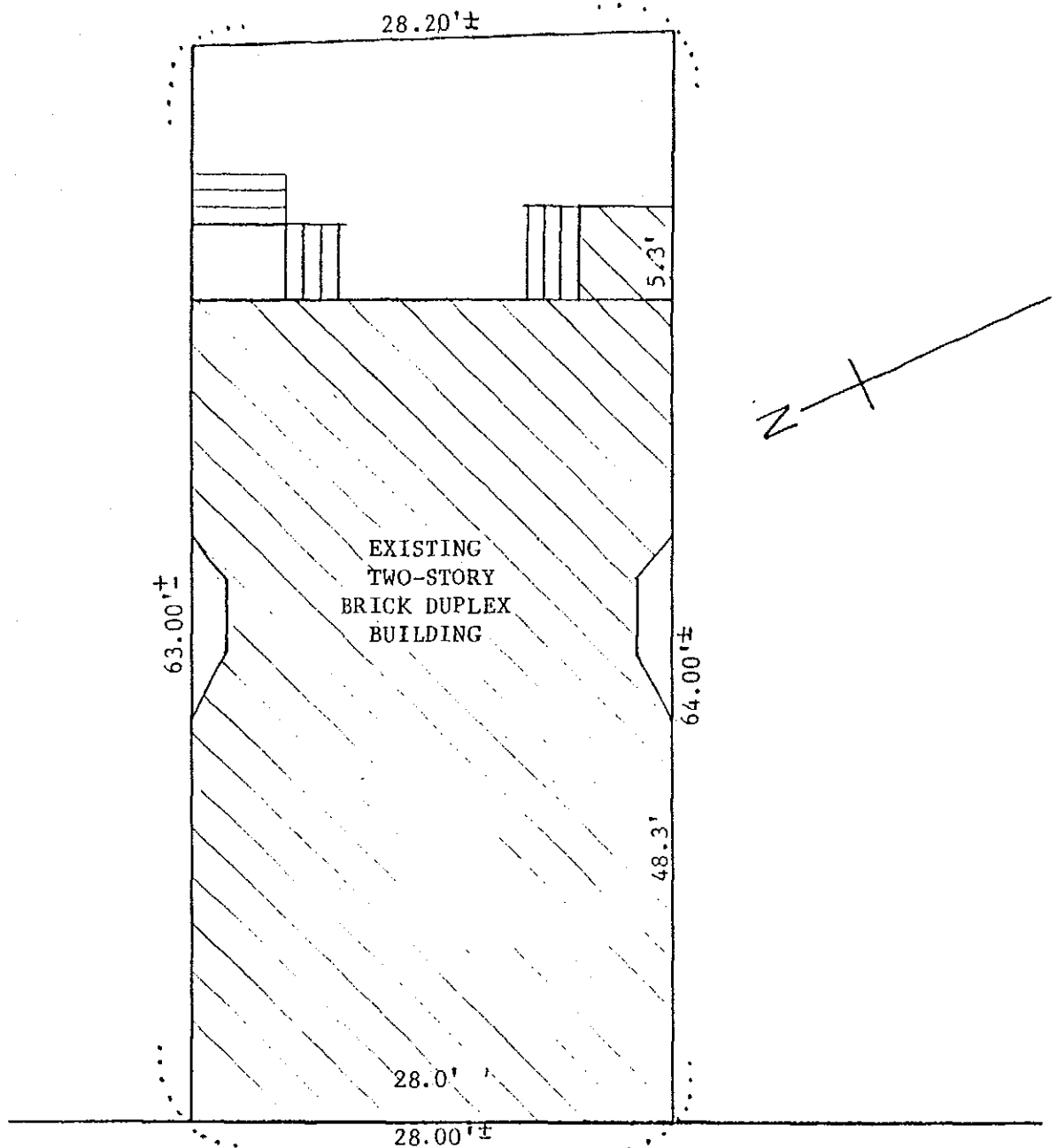
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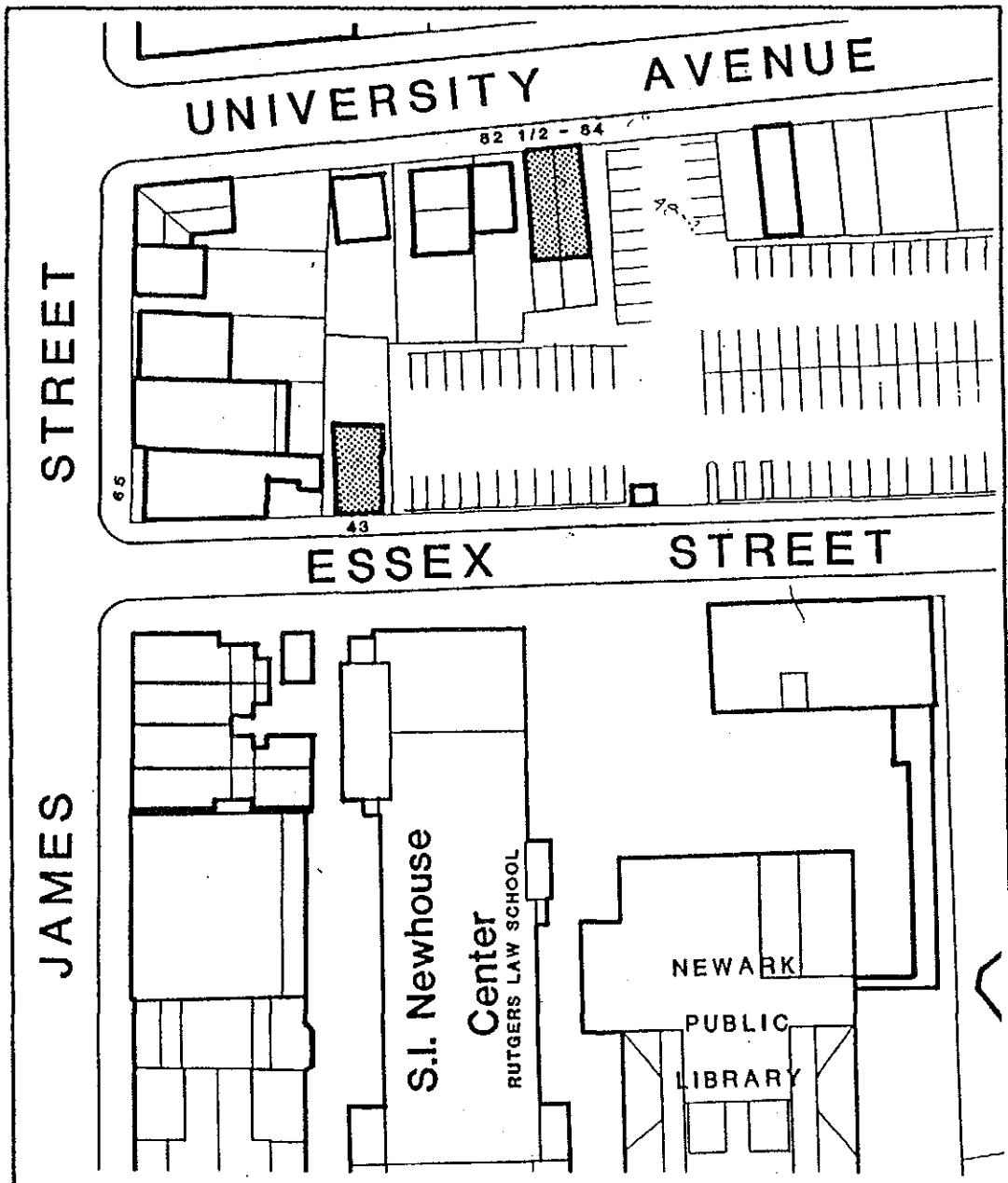


FIRST FLOOR PLAN



82-1/2--84  
UNIVERSITY AVENUE

SITE PLAN  
Scale: 1"=10'



THE STATE UNIVERSITY OF NEW JERSEY  
**RUTGERS**  
Physical and Capital Planning

SHEET TITLE: Location Plan

PROJECT TITLE: 82½-84 University Ave.; 43 Essex St

DATE: Feb. 1989

SCALE: NTS

SHEET NUMBER:





## THE JAMES STREET COMMONS

